



20 Clifton Street, Sowerby Bridge, HX6 2DA

**£110,000**

Offered FOR SALE with NO CHAIN is this TWO bedroom stone built mid terrace in the popular area of Sowerby Bridge. Accommodation comprises; Lounge, kitchen and cellar. To the first floor; landing, double bedroom and bathroom. Attic Bedroom. Garden to front and rear. On street parking. The property benefits from majority Upvc double glazing and gas central heating. Close to amenities, transport links and access to the M62 motorway network. Ideal first time buy. Viewing essential.

## Ground Floor

**Lounge 13'5" max x 14'3" max (4.1 max x 4.35 max)**



Radiator, living flame gas fire with marble effect surround and wooden fireplace. Telephone point, t.v. aerial lead, mobile room stat and dado rail. Upvc obscure double glazed door and window above and Upvc double glazed window to front. Door to staircase access to first floor and door to kitchen;

**Kitchen 6'2" x 13'5" (1.9 x 4.1)**



Having a range of wall and base units with laminate worktop and tiled splashbacks. Space for fridge/freezer, plumbing for dishwasher and gas and electric cooker point. Plumbing for washing machine, stainless steel sink and drainer. Laminate floor, Upvc obscure double glazed door and Upvc double glazed window to rear. Electric meter, fusebox and 'Glow worm' condensing combi boiler. Staircase access to lower ground floor;

## Lower Ground Floor

### Cellar

Stop tap

## First Floor

### Landing



Upvc obscure double glazed window to rear, doors to staircase access to second floor, bathroom and bedroom;

## Bedroom One 12'5" x 13'5" (3.8 x 4.1)



Double bedroom with radiator, fitted wardrobes and Upvc double glazed window to front.

**Bathroom 7'10" x 8'4" (2.4 x 2.55)**



Three piece suite comprising low flush w.c. pedestal wash basin and jacuzzi bath with mains shower. Laminate floor, radiator and Upvc obscure double glazed window to rear. Part tiled walls and storage cupboard.

## Second Floor

**Attic Bedroom Two 10'0" x 13'5" (3.05 x 4.1)**



Double bedroom with radiator, under eaves storage and fitted wardrobes and cupboard. Single glazed dormer window to front.

## External



Yard to front and rear. Gas meter to rear.

## Parking

On street parking

## Tenure

We have been advised by the vendor that the property is freehold.

## Water

Water Rates

## **Energy Rating**

D

## **Council Tax Band**

A

## **Viewings**

Strictly by appointment. Contact Dawson Estates.

## **Property to Sell?**

Call for a FREE, no obligation valuation.

## **Solicitors**

Dawson Estates work closely with local firms of Solicitors. Please ask a member of staff for details.

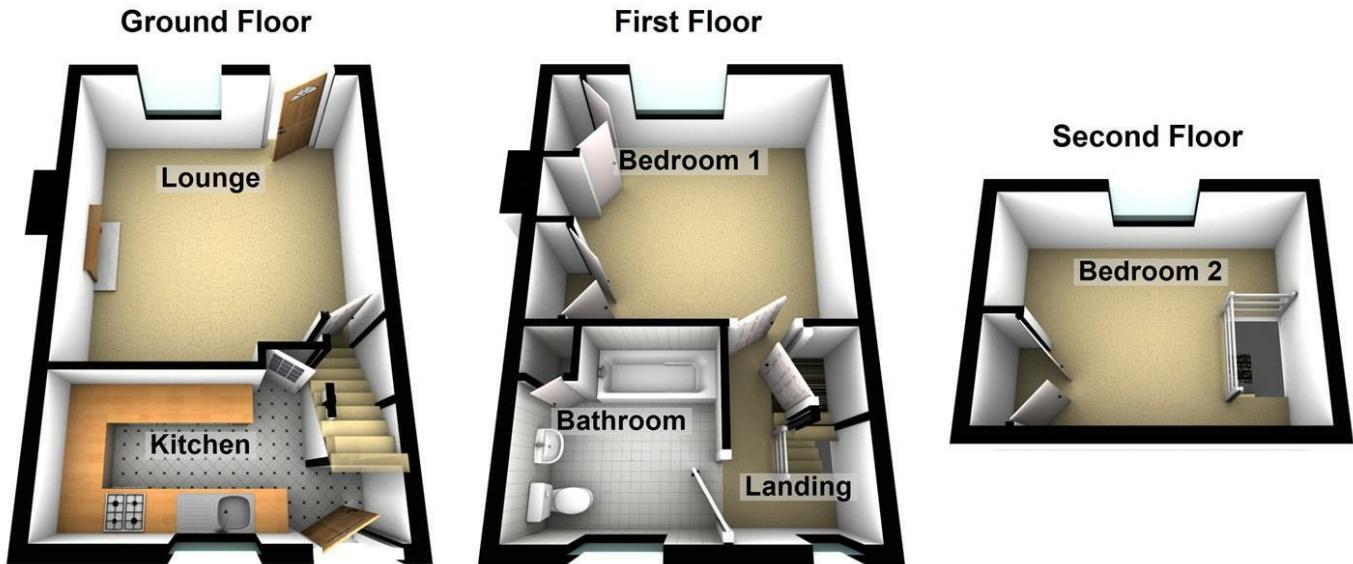
## **Boundaries & Ownerships**

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

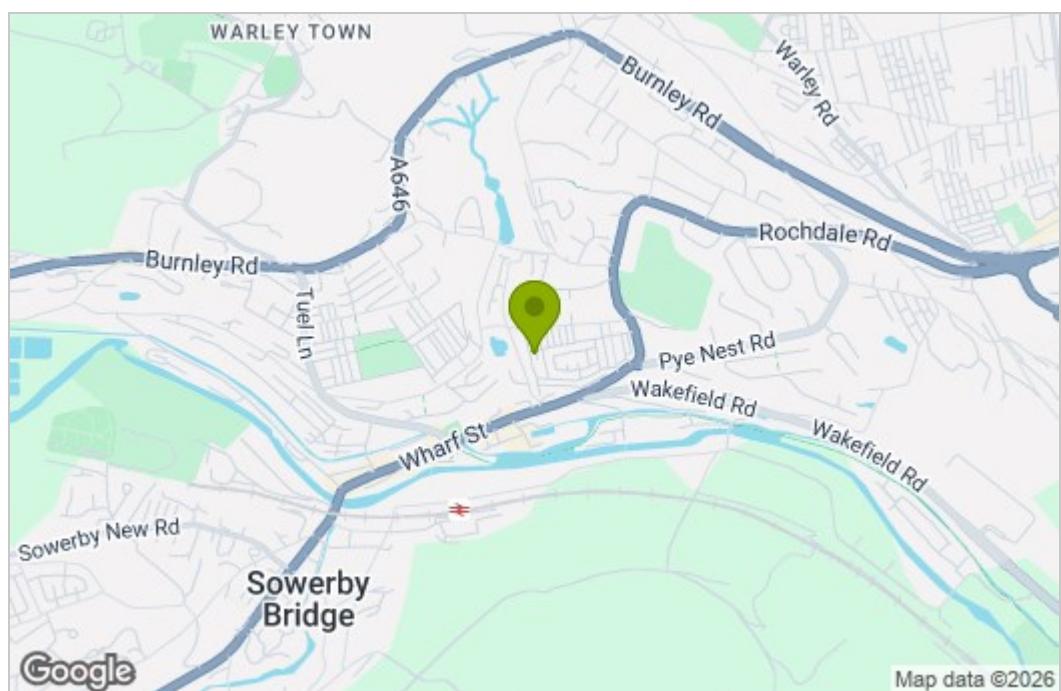
## **Mortgages**

Dawson Estates offer a no obligation mortgage advisory service for the benefit of both purchasers and vendors. Our independent financial advisor is able to search the mortgage market to identify the product that is best suited to your needs. For further information contact Dawson Estates on . YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

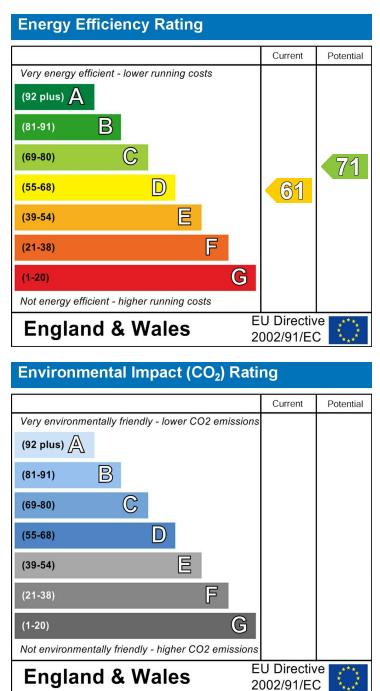
## Floor Plan



## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.